

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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**From:** Paul Cann <Paul.Cann@arun.gov.uk>

**Sent:** 06 June 2022 10:25

**To:** Planning.Responses <Planning.Responses@arun.gov.uk>

**Cc:** Sarah Burrow <Sarah.Burrow@arun.gov.uk>

**Subject:** RE: Planning Consultation on: M/39/22/DOC

Please find enclosed our response in respect to condition no.5, prepared by our external consultant.

Regards

**Paul Cann**  
Principal Drainage Engineer  
Engineering Services

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**From:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Sent:** Monday, April 11, 2022 3:03:29 PM (UTC+00:00) Monrovia, Reykjavik  
**To:** Land Drainage [REDACTED]  
**Subject:** Planning Consultation on: M/39/22/DOC

To: **Engineers (Drainage)**

## NOTIFICATION FROM ARUN DISTRICT COUNCIL

### TOWN AND COUNTRY PLANNING ACT 1990

**Application No:** M/39/22/DOC  
**Registered:** 11th April 2022  
**Site Address:** Briarfield Ancton Lane Middleton-on-sea PO22 6NL  
**Description of Works:** Approval of details reserved by condition imposed under M/141/21/HH relating to condition 5-surface water drainage.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you wish to make any comments click on the link [www.arun.gov.uk/planning](http://www.arun.gov.uk/planning) and click into ?Enter Comment? or if this is not possible email your response to [planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk) by **27th April 2022**.

**Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.**

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Mrs A Gardner

Planning Case Officer- Arun District Council

Telephone: 01903 737529

Email: [Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)

PLCONDOC (ODS) 2020

At this stage we **would not recommend discharge of conditions** until the following comments are addressed.

1. Additional information is required on the design drawings.
  - A manufacturer specification for the crates is required.
  - The drainage layout plan should include a scale bar.
  - Location of the access point for maintenance and inspection of the soakaway should be stated on the drawings.
2. The calculations assume base infiltration will be available. This does not account for siltation within the soakaway base over the lifetime of the soakaway, which typically is not acceptable to building control. The design calculation(s) should be rerun excluding base infiltration.
3. The existing garage (and shed) appear to be located ~3.6m from the proposed soakaway, if this is not a temporary building, the impacts of the soakaway being located within 5m of this structure should be considered.
  - It is also acknowledged that a 10m easement is sometimes recommended where soakaways are used in, or above, deposits of chalk (typically low density), where paleo-karstic surfaces are present, or where ground instability may occur. It should be confirmed that this additional easement is not required for the garage, other outbuildings, or house, in this instance.
4. The applicant should confirm the existing drainage for the; shed, garage, and carport to ensure this does not drain to an existing soakaway under the garden. If these areas do drain to an existing soakaway in the garden the following applies;

These flows will need to be diverted into the new soakaway

or,

the new soakaway located at least 10m from any existing soakaway (to ensure no interference during combined operation).

or,

if these structures have no formal drainage, this should be stated and be considered in the same manner as the disconnected downpipe.

5. The angle between the pipe entering the soakaway and edge of the soakaway crates is approximately 32°. The cross section drawing of the geocellular storage tank states a suitable adaptor will be used to make this connection. Please provide a detail of exactly how this will be achieved (e.g. a detail of the adaptor).
6. The applicant should confirm that the soakaway is located outside of the root protection zone (RPZ) for the trees located within adjacent properties gardens. *It is noted that the boundary of the site is adjacent to a TPO boundary, although it is unclear from the drawings if any trees will be affected by the position of the proposed soakaways.*
  - If the soakaway is within the RPZ, details of any mitigation required to protect the tree(s) during construction, and for the lifetime of the development must be provided.
7. The applicant should provide a statement or sketch plan to confirm that surface water flows will not be directed into the property in the event that the soakaway was to fail, or its capacity become exceeded. This is particularly important if the rear door of the property provides flush access with no threshold.

8. The infiltration test results should include the 75% and 25% drain down times for each test.

**Additional Notes** (these do not need to be addressed and have been included as additional reference points):

There are no mapped sewers beneath the garden of the property, however, this does not preclude the possibility of public sewers or lateral drains being located in this area. If an unmapped sewer is present and the soakaway needs to change to accommodate this, the DOC will need to be resubmitted.

Whilst we do not require a maintenance plan for the development in this instance, it is advised that one is produced and distributed to the homeowner / occupants, to ensure occupants are aware of the maintenance and inspection tasks that need to be carried out to keep the soakaway in a suitable condition.

The use of FEH rainfall data would be preferred, however, in this case due to the small scale of the proposed development FSR rainfall is considered acceptable.

It is also noted that recent changes have been made to climate change allowances. As this proposal was submitted prior to these changes being made, this does not need to be considered as part of this submission.